



Breathtaking sea view, Nice Mont-Boron

2 450 000 €



DESCRIPTIVE :

Nestled in the heart of Mont-Boron area, in a small, confidential, and luxury building, superb apartment of approx. 200SQ.M benefiting from a large terrace of approx. 114SQ.M. Facing southwest, it enjoys a stunning view over the sea (from the "Baie des Anges" to the "Esterel mountains") and the majestic Château's hill.

The flat consists of: an entrance hall, a large living/dining room with an open-plan fitted kitchen (approx. 60SQ.M), a Master bedroom with ensuite bathroom and dressing room, 2 bedrooms with terrace access, and an en suite bathroom, an office that can be transformed into an extra bedroom or gym, and a large laundry room.

The building benefits from a large heated swimming pool surrounded by a wonderful landscaped garden, a sauna and a bathroom.

The apartment is air-conditioned and sold with two garage spaces which can be transformed into closed boxes as well as a large 30SQ.M cellar located on the same floor as the apartment.

A true haven of peace to discover.

Property in co-ownership Building: Yes  
 No procedure in progress (articles 29-1A/29-1 law 65-557, L.615-6 of the CCH)  
 Monthly co-ownership charges: €945  
 Land tax: €4,670  
 Energy Consumption: C - 103Kwh/m2/year  
 GHG emissions: A - 4KgCO2/m2/year  
 Information on the risks to which this property is exposed is available on the "Géorisques" website:  
<http://georisques.gouv.fr>  
 Agency fees due by the seller.

REF: VF342

DETAILS

|  |                     |
|--|---------------------|
|  | *200 m²             |
|  | 114 m²              |
|  | Good condition      |
|  | 3                   |
|  | Facing west         |
|  | Sea, Panoramic view |

\*marketable surface area

This document does not form part of any offer or contract. All measurements, areas and distances are approximate. The information and plans contained herein are believed to be correct, however, their accuracy is not guaranteed. The photographs show only certain parts of the property at the time they were taken. This offer is subject to change of price or other conditions, without prior notice.

VILLA ANGELICO

NICE



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**Dotta.**

MONACO PRIVATE REAL ESTATE

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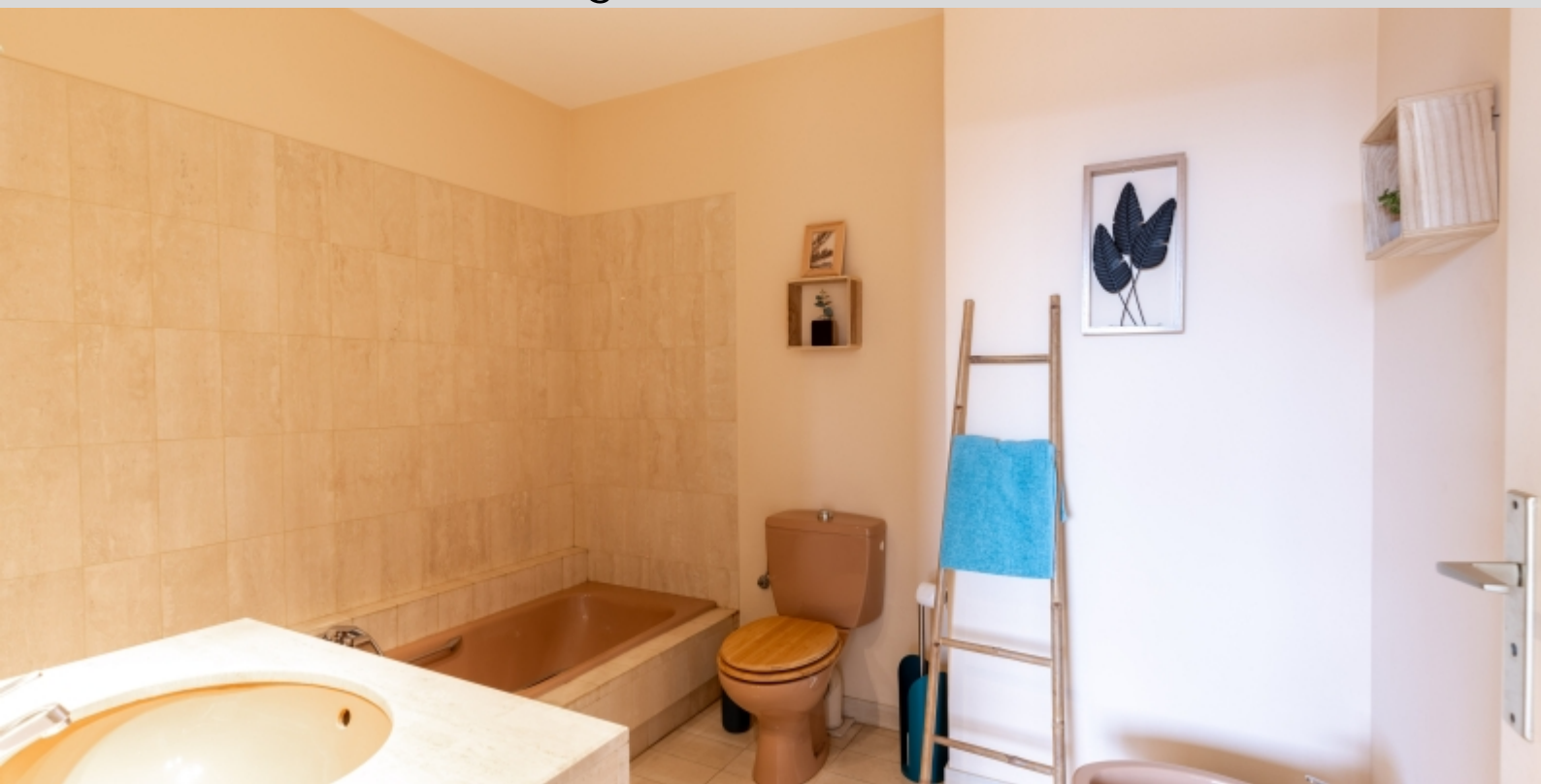


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VILLA ANGELICO

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VILLA ANGELICO

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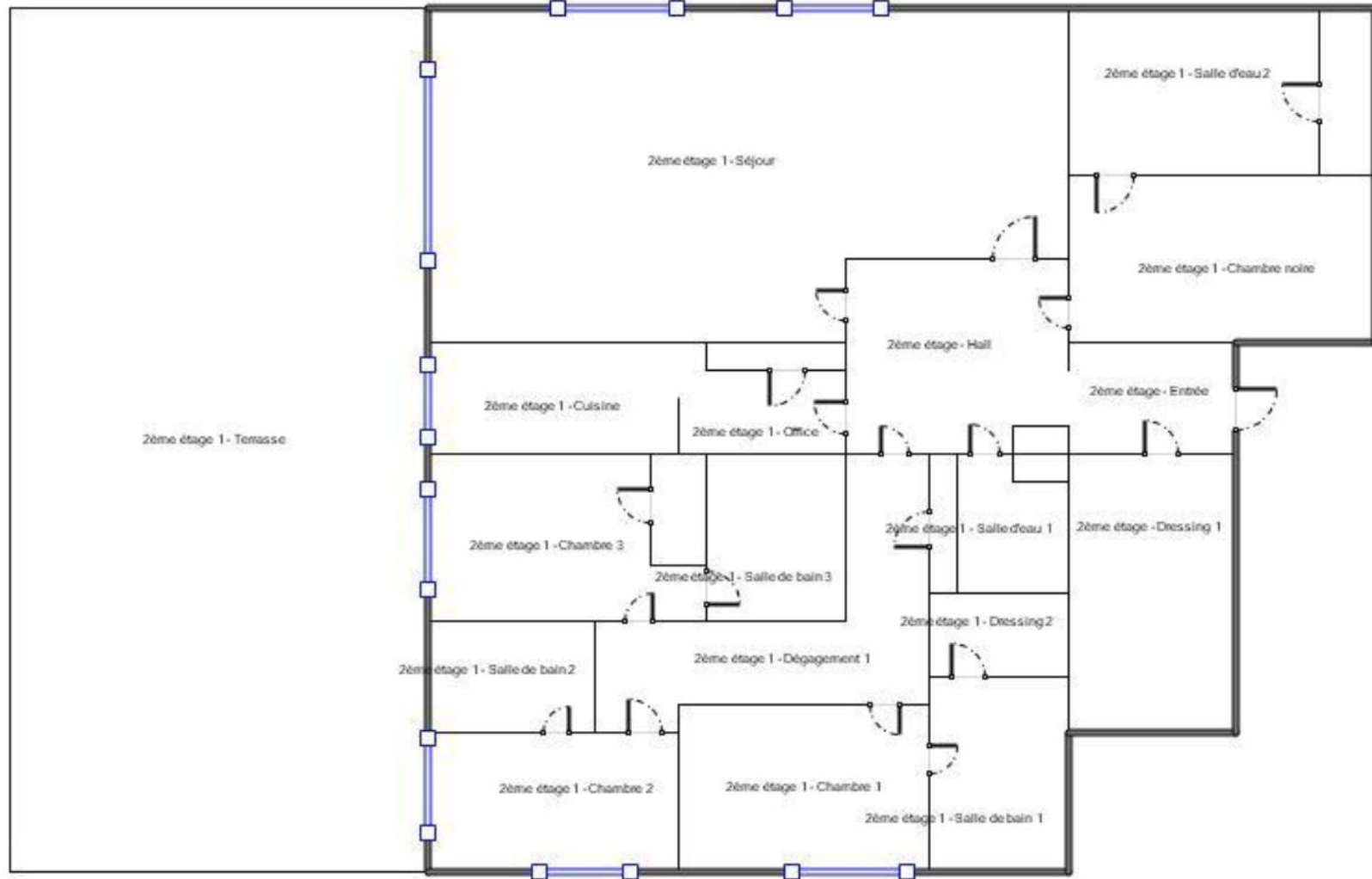
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